

Grantee: Tulare County, CA

Grant: B-11-UN-06-0007

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-UN-06-0007

Obligation Date:**Grantee Name:**

Tulare County, CA

Award Date:**Grant Amount:**

\$2,845,529.00

Contract End Date:

03/16/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Sandra M Sabin

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

Areas of greatest need will be determined using data from the HUD Foreclosure Need Website at <http://www.huduser.org/portal/datasets/NSP.html>. In order to comply with the NSP3 requirement that funds be expended in the highest needs census tracts and block groups, the County of Tulare will not spend any NSP3 funds in areas with a needs score of less than 17. Using the minimum need score of 17 will allow for funds to be directed to those areas with the highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgage related loans and likely to face a significant rise in the rate of home foreclosures.

How Fund Use Addresses Market Conditions:

NSP3 requires funds to be focused on geographically contiguous areas in such a way that the selected target area experiences the highest impact possible. Additionally, HUD requires that the need score of the targeted area be at least 17. Targeted neighborhoods must be predominantly comprised of low-, moderate-, and middle-income (LMMI) households, which is defined as households earning at or below 120% of Area Median Income (AMI) annually. The County of Tulare will use a minimum of 25% of its NSP3 allocation for permanent housing for households with incomes that do not exceed 50% of AMI.

Ensuring Continued Affordability:

The following Affordability Covenants will be placed on all NSP3 assisted properties to ensure continued affordability for all units assisted:

45 years - Ownership Units

55 years - Rental Units

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:**Affordable Rents**

The County of Tulare shall define "affordable rents" as those that conform to HOME Program standards for Affordable Housing at 24 CFR 92.252 (rental housing) and 24 CFR 92.254 (homeownership).

For Rental Housing, the following costs shall be included in the Affordable Housing Cost calculation:

1. Rent
2. Reasonable Utility Allowance

Rental Housing Affordable Housing Cost Calculation

Low Income: 30% x 50% of AMI : 12

Moderate Income: 30% x 80% of AMI : 12

For Homeownership, the following costs shall be included in the Affordable Housing Cost calculation:

1. Principal and Interest payment
2. Property Taxes

3. Insurance
4. Homeowners' Association Dues
5. Property Maintenance
6. Utility Allowance

Ownership Affordable Housing Cost Calculation

Low Income: 30% x 50% of AMI : 12

Moderate Income: 30% of 80% of AMI : 12

Affordable Housing Cost – Affordable Housing Cost includes all housing costs described above under Rental Housing and Homeownership Costs

Maximum Affordable Housing Cost (Based on actual BR size, or 30% of family's monthly gross income)	Low Income 0-50% AMI (Monthly)	Moderate Income 51-80% AMI (Monthly)
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Studio	\$493	\$778
1-Bedroom	\$528	\$845
2-Bedroom	\$633	\$1,013
3-Bedroom	\$732	\$1,185
4-Bedroom	\$817	\$1,307

Housing Rehabilitation/New Construction Standards:

The County of Tulare will adopt HOME Program property standards at 24 CFR 92.251 that require local written rehabilitation standards. Such written standards include methods and materials to be used during housing rehabilitation and conform to local building codes and the State of California Building Code. The County will incorporate green building and energy efficiency improvements in all NSP activities.

REHABILITATION & NEW CONSTRUCTION STANDARDS

A. All new housing units constructed must be in compliance with state and local codes and ordinances.

B. Energy Efficient Green Building Features

The Project construction will include as many Energy Efficient Green Building Features as possible and practical. Following is a listing of suggested features.

1. Use plant and tree species that require low water use in sufficient quantities and install an irrigation system using only low-flow drip, bubblers, or low-flow sprinklers.
2. Use engineered lumber.
 - a. Beams and headers.
3. Use Oriented Strand Board (OSB).
 - a. Floor, wall and roof sheathing.
4. Provide effective air sealing.
 - a. Seal sole plates.
 - b. Seal exterior penetrations at plumbing, electrical and other penetrations.
 - c. Seal top plate penetrations at plumbing, electrical, cable, and other penetrations.
 - d. Weather-strip doors and attic access openings.
 - e. Seal penetrations in interior equipment closets and rooms.
 - f. Seal around bathtub drain penetrations in raised floors.
5. Install and flash windows in compliance with window installation protocols.
6. Exterior Doors
 - a. Insulated or solid core.
 - b. Flush, paint or stain grade shall be metal clad or have hardwood faces.
 - c. Factory primed on six sides with a one-year warranty.
7. Select durable non-combustible roofing materials which carry a three-year contractor installation guarantee.
8. Install Energy Star® ceiling fans in living areas and all bedrooms; install a whole house fan with insulated louvers; or install an economizer.
9. Install Energy Star® appliances in each unit, including but not limited to;
 - a. Stoves
 - b. Refrigerators
10. Install gas storage water heater with an Energy Factor (EF) of 0.62 or greater and a capacity of at least 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.
11. Use water saving fixtures or flow restrictors.
 - a. Kitchen and Service Areas < 2 gallons per minute (gpm).
 - b. Bathroom Sinks <= 1.5 gpm.
 - c. Showers and Bathtubs <= 2.5 gpm.
12. Use Low-Volatile Organic Compound (VOC) paint and stain.
 - a. Flat interior wall/ceiling paints & stains < 50 gpl VOCs.
 - b. Non-flat wall/ceiling paints & stains < 150 gpl VOCs.
13. Floor Coverings
 - a. Light and medium traffic areas shall have vinyl or linoleum at least 3/32" in thickness.
 - b. Heavy traffic areas shall have vinyl or linoleum at least 1/8" in thickness.
 - c. Carpet shall comply with Department of Housing and Urban Development (HUD)/Farmers Home Administration (FHA) UM 44C, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor areas.

C. Universal Design Standards

The Project construction will also as many Universal Design Standards as possible and practical. Following is a list of recommended standards:

1. Provide at least one no-step entrance with beveled threshold. This may be at the front, side or back of units.
2. Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width.
3. Reinforce wall around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed.
4. Install switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor.
5. Install lever handles on all doors and plumbing fixtures.

Vicinity Hiring:

The County of Tulare requires that Corporation for Better Housing (CBH) will hire contractors and residents from the local vicinity to carry out any aspect of this project to the maximum extent feasible. Additionally, CBH will implement a Section 3 Plan that is directed at increasing the utilization of lower income residents as employees and small businesses as subcontractors and suppliers. This plan will seek assistance of local officials in determining exact boundaries of the applicable project area; attempt to recruit from the project area through local advertising, local and site specific job postings and community service organizations; maintain documentation of Section 3 efforts; include Section 3 clauses in subcontracts and bidding documents.

Procedures for Preferences for Affordable Rental Dev.:

When selecting its NSP3 target area, the County of Tulare gave preference to the construction of a 72-unit multifamily rental project located in the community of Ivanhoe, entitled the Ivanhoe Family Apartments. The County of Tulare has partnered with Corporation for Better Housing (CBH) for the construction of this project. The Ivanhoe Family Apartments is a new construction project that will have 5 two-story garden style walk-up buildings, housing 72 rental units reserved for families with incomes ranging from 30% to 50% of the Area Median Income (AMI). There will be 16 one-bedroom units, 32 two-bedroom units, and 24 three-bedroom units. At full capacity, the apartments will house 72 families and up to 376 people. The proposed site is less than one mile from an elementary school, shopping, employment and transportation. A grocery store is within 100 yards of the project. The project developer has committed to hiring targeted income group individuals to manage and oversee day-to-day operation and maintenance of the complex. CBH will establish a waiting list of potential tenants before construction is complete. They will ensure that the tenants are income-qualified and meet the requirements of tenancy. Preference will be given to those tenants who meet qualifications on a first-come-first-served basis.

Ivanhoe is an extremely blighted and economically disadvantaged community that has a severe lack of diversified affordable housing. There have been no new apartments built in Ivanhoe since 1992 and the rate of residential overcrowding is 38.7%. According to the County's Housing Element, 26% of families in Ivanhoe are below the poverty level, compared to 19% countywide.

The Ivanhoe Family Apartments will address local market conditions by providing 72 new affordable rental housing units for low income families earning 50% of Area Median Income (AMI) and below; therefore providing quality housing at a rental rate commensurate with the tenant's income. This will help alleviate overcrowding conditions and spur the local economy with tenants having more discretionary income to spend with local businesses. The new development will eliminate blight and overcrowding conditions and help to stabilize the housing market. In addition, the development will provide local jobs.

Grantee Contact Information:

County of Tulare
Laurie A. Mercer
LMercer@co.tulare.ca.us
5961 S. Mooney Blvd.
Visalia, CA 93277
(559) 624-7070

Overall

Total Projected Budget from All Sources
Total CDBG Program Funds Budgeted

This Report Period

N/A
N/A

To Date

\$14,433,670.00
\$2,845,529.00

Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$426,829.35	\$0.00
Limit on Admin/Planning	\$284,552.90	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$284,552.90	\$284,553.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$711,382.25	\$2,560,976.00

Overall Progress Narrative:

The Developer for the Ivanhoe Family Apartments was in the process of securing final funding for this project. Not all funding sources have issued Authority to Use Grant Funds.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, New Construction	\$0.00	\$2,560,976.00	\$0.00
002, Administration	\$0.00	\$284,553.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

